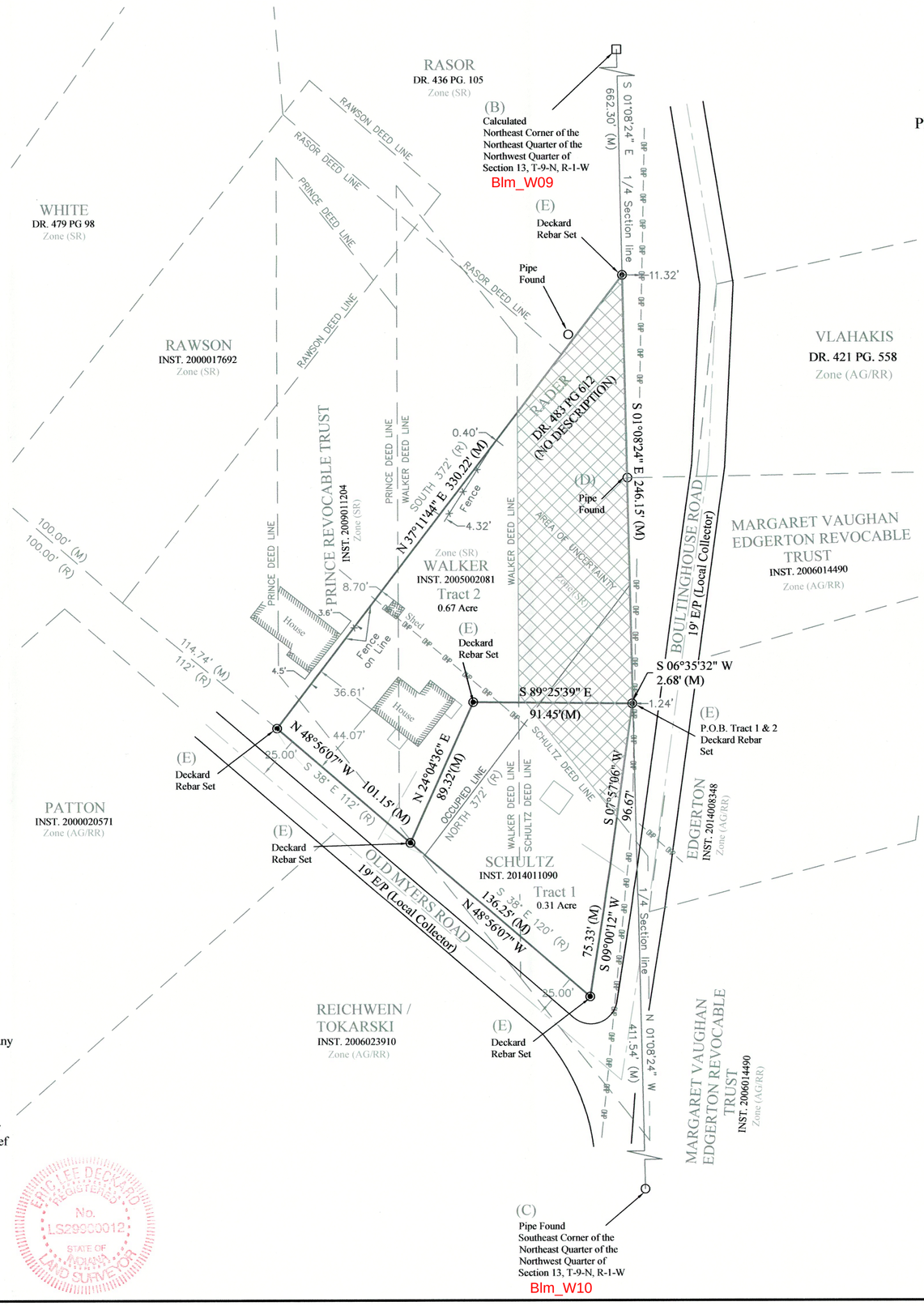
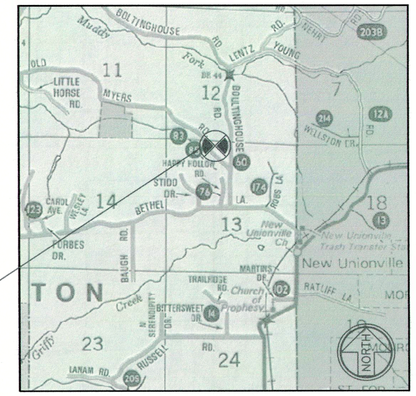
AREA FOR COUNTY RECORDER

LEGAL SURVEY
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA



PROJECT LOCATION



LOCATION MAP

BLOOMINGTON TWP.
TOWNSHIP 9 N
RANGE 1 W
SECTION 13

SETBACK TABLE

Front - 25' (Local)
Side - 5' for Residential / Accessory Structures
Rear - 10' for Residential / Accessory Sructures
These lots are for "Single Family" use.

ZONE: (SR) Surburban Residential

LEGEND

- STONE FOUND
- UTILITY POLE
- REBAR FOUND
- REBAR SET
- PK NAIL SET
- RR SPIKE FOUND
- PIPE FOUND
- BRASS DISK
- MAG SPIKE SET
- WOOD POST FENCE
- FENCE
- TREE LINE
- N/F NOW OR FORMERLY
- SR ZONED SUBURBAN RESIDENTIAL
- 7625 ADDRESS

NOTES:

1). 5/8" Rebar will be set at all property corners.

2). Fieldwork completed December 2014.

3). Basis of bearing (State Plane - Indiana West).

4). Source of title Now or Formerly owned by Florian E. Walker & Pamela S. Schultz. as found in Instrument 2005002081 & 2014011090 in the office of the Monroe County Recorder.

5). Reference is made to a survey by Lee Utt dated October 13th, 1971 for Eldon Condra.

6). Reference is made to a survey by Lee Utt dated October 23rd, 1972 for Kenneth Patton.

7). Reference is made to a survey by Lee Utt dated February 4th, 1974 for Elizabeth Stewart.

8). Reference is made to a survey by Lee Utt dated March 5th, 1973 Hickory Hills Addition.

9). Reference is made to a survey by Lee Utt for Mary E. Weller & Christoper Robbins dated October 13th, 2000.

10). Reference is made to to a survey by Douglas Curry dated August 31st 2011 for David Gray & Susan Boulding.

11). Reference is made to to a survey by Bledsoe Tapp & Riggert dated October 20th 1999 for Ilene Claycomb.

12). I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security Number in this document, unless required by law.
-ERIC L. DECKARD

CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 19 day of December, 2014.

Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana

ERIC LEE DECKARD
REGISTERED
No.
LS29900012
STATE OF
INDIANA
LAND SURVEYOR

S:\SURVEY DEPARTMENT\2014 WORK\WALKER (TYPE E) 14-136.dwg

N
W E
S

0' 50' 100' 150'

SCALE 1" = 50'

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PLANNING SURVEYING MAPPING

JOB TITLE
LEGAL SURVEY
WALKER / SCHULTZ
A PART OF SECTION 13, T9N, R1W

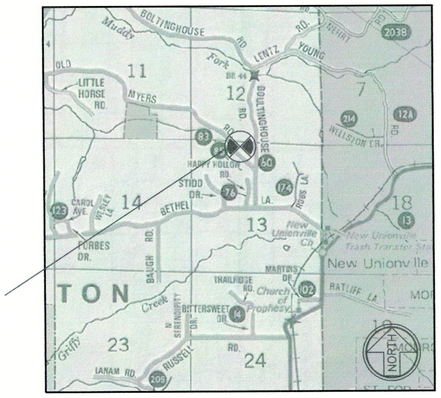
REVISIONS	BY	DATE

SURVEYED	DRAFTED	CHECKED	DATE
AW & ED	ELD	ELD	12/15/14

JOB NUMBER 14-136
SHEET 1 OF 2
DATE 12/15/14
BNDY.SHT

AREA FOR COUNTY RECORDER

LEGAL SURVEY
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA



LOCATION MAP

BLOOMINGTON TWP.
TOWNSHIP 9 N
RANGE 1 W
SECTION 13

SURVEYOR'S REPORT

In accordance with Title 865. IAC. 1-12 sections 1-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

A). (Variances) in the reference monuments
B). (Discrepancies) in the record description and plats
C). (Inconsistencies) in lines of occupation and;
D). (Relative Positional Accuracy) "RPA"

The relative positional accuracy (due to random errors in measurement) of this survey is within that allowable for a Suburban survey (0.13' plus 100 PPM) as defined I.A.C. Title 865 ("relative positional accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.")

SUBJECT PROPERTY:

A Legal Survey was performed on the properties now or formerly owned by Florian E. Walker & Pamela S. Schultz as found in Instrument Number 2005002081 & 2014011090 respectively in the Office of the Monroe County Recorder. The purpose of this survey is to retrace and describe the two properties accurately as located in Section 13, Township 9 North, Range 1 West, Monroe County, Indiana.

REFERENCE MONUMENTS:

A). A railroad spike was found 2 inches below grade in the centerline of Boultinghouse Road near the Northeast corner of the Northeast quarter of the Northwest quarter of Section 13, Township 9 North, Range 1 West. This spike is referenced in a survey performed by Lee Utt for Mary Weller & Christopher Robbins dated October 13th, 2000. This spike was accepted and held as a witness to the Northeast corner of the Northeast quarter of the Northwest quarter of said Section.

B). The Northeast corner of the Northeast quarter of the Northwest quarter of Section 13, Township 9 North, Range 1 West was calculated based on several surveys performed by Lee Utt. Referenced surveys by Lee Utt are listed as follows: 1). For Eldon Condra dated October 13th 1971, 2). For Kenneth Patton dated October 23rd 1972, 3). For Elizabeth Stewart dated February 4, 1974, 4). For Kenneth Patton dated August 8th 1975, 5). Mary E. Weller & Christopher Robbins dated October 13, 2000. No monument was recovered in this location, however several monument from the previously mentioned surveys still remain and were used to calculate said corner.

C). A 2 inch diameter pipe was found flush with the ground marking the Southeast corner of the Northeast quarter of the Northwest quarter of Section 13, Township 9 North, Range 1 West. This pipe was set in a survey by Lee Utt dated August 8th 1975 for Kenneth Patton. This pipe was accepted and held as said corner.

D). A 1 1/2 inch diameter pinch top pipe 1 inch below the surface of the ground was found marking the Northwest corner of the land now or formerly owned by Margaret Vaughan Edgerton Revocable Trust as found in Instrument 2006014490. This pipe is believed to have been set in a survey by Lee Utt dated August 8th 1975. This pipe was accepted and held as said corner and as a point on the east line of the Northeast quarter of the Northwest quarter of said Section 13.

E). The centerlines of Old Meyers Road and Boultinghouse Road were used to calculate a 25 foot offsets, used for the North right-of-way of Old Myers Road and the West right-of-way of Boultinghouse Road Respectively. Monuments stamped "Deckard" were set at the intersection of the occupied lines and the respective right-way.

LINES OF OCCUPATION:

The lines of occupation, which affect this survey, are detailed as follows:

1). The centerline of Boultinghouse Road was found running north and south along the east line of the land now or formerly Pamela Schultz (Instrument 2014011090). The centerline lies 25 feet east of the east line of said property.

2). The centerline of Old Meyers Road was found running Northwesterly along the south lines of the land now or formerly Pamela Schultz (Instrument 2014011090) and the land now or formerly Florian E. Walker (Instrument 2005002081). The centerline lies 25 feet south of the south line of said properties.

3). A partial wire fence was meandering between the land now or formerly Florian E. Walker (Instrument 2005002081) and the land now or formerly Prince Revocable Trust (Instrument 2009011204). This fence meanders from 0.01 feet south of line at the south end to 0.40 feet north of line at the north end.

4). An overhead power line was found running north and south along the east line of the land now or formerly Florian E. Walker. This power line meandering from 11.32 feet east of line at the north end to 1.24 feet east of line at the south end.

RECORD DESCRIPTIONS:

1) The record descriptions in this area were found to be very poorly described. Several ambiguities exist with the record descriptions and are listed as follows:

a). The east and west lines of the lands owned by Florian E. Walker (Instrument 2005002081), Pamela E. Schultz (Instrument 2014011090), and Prince Revocable Trust (Instrument 2009011204) were found to be described running north and south. This survey found that this is not what is being possessed nor how the description should construed. The land previously mentioned were found to be occupying lines perpendicular to Old Meyers Road. The ambiguous calls in the historic description create large overlaps and gaps with the surrounding deeds. It is my opinion that all three legal descriptions should have new legal description prepared and deeds recorded.

b). An adjoining deed to the north was found for Cleo Rader (Deed Record 483 page 612) in the office of the Monroe County Recorder. The deed was unable to be plotted. It is my belief that one of the large deed gaps in the area was assigned a parcel number by the Monroe County Auditor and sold at sheriff sale. I found no evidence of occupation by Cleo Rader to exist on the subject properties.

c). The north and south lines of the lands owned by Florian E. Walker (Instrument 2005002081), Pamela E. Schultz (Instrument 2014011090), and Prince Revocable Trust (Instrument 2009011204) were found to be described running North 38 degrees West and parallel to Old Meyers Road. This survey found that the bearing used in the historic description does not agree with the actual bearing of the road by several degrees.

TRACT 1

A part of the Northeast quarter of the Northwest quarter Section 13, Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at a pipe found marking the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 13; thence North 01 degrees 08 minutes 24 seconds West along the east line of said quarter quarter for a distance of 411.54 feet to the west right-of way of Boultinghouse Road and a rebar set stamped "Deckard" marking the point of beginning; thence the following two (2) courses and distances along said right-of-way 1). South 07 degrees 57 minutes 06 seconds West for a distance of 96.67 feet; 2). South 09 degrees 00 minutes 12 seconds West for a distance of 75.33 feet to the intersection of the west right-of-way of Boultinghouse Road and the north right-of-way of Old Meyers Road being marked by a rebar; thence North 48 degrees 56 minutes 07 seconds West along said North right-of-way for a distance of 136.25 feet to a rebar stamped "Deckard"; thence North 24 degrees 04 minutes 36 seconds East for a distance of 89.32 feet to a rebar stamped "Deckard"; thence South 89 degrees 25 minutes 39 seconds East for a distance of 91.45 feet to the Point of Beginning, containing 0.31 acre, more or less.

Subject to the right-of-ways of Boultinghouse Road and Old Meyers Road and all legal easements of record.

TRACT 2

A part of the Northeast quarter of the Northwest quarter Section 13, Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at a pipe found marking the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 13; thence North 01 degrees 08 minutes 24 seconds West along the east line of said quarter quarter for a distance of 411.54 feet to the west right-of way of Boultinghouse Road and a rebar set stamped "Deckard" marking the point of beginning; thence leaving said right-of-way North 89 degrees 25 minutes 39 seconds West for a distance of 91.45 feet to a rebar stamped "Deckard"; thence South 24 degrees 04 minutes 36 seconds West for a distance of 89.32 feet to a rebar set stamped "Deckard" marking a point on the north right-of-way of Old Meyers Road; thence North 48 degrees 56 minutes 07 seconds West along said right-of-way for a distance of 101.15 feet to a rebar set stamped "Deckard"; thence North 37 degrees 11 minutes 44 seconds East for a distance of 330.22 feet to a point on the east line of said quarter quarter being marked by a rebar stamped "Deckard"; thence South 01 degrees 08 minutes 24 seconds East along said quarter quarter line for a distance of 246.15 feet to the west right-of-way of Boultinghouse Road; thence South 06 degrees 35 minutes 32 seconds West along said right-of-way for a distance of 2.68 feet to the Point of Beginning, containing 0.67 acre, more or less.

Subject to the right-of-ways of Boultinghouse Road and Old Meyers Road and all legal easements of record.

CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 19 day of December, 2014.

Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana

ENG. LEE DECKARD REGISTERED No. LS29900012 STATE OF INDIANA LAND SURVEYOR

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PLANNING SURVEYING MAPPING

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WALKER / SCHULTZ
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REVISIONS

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JOB NUMBER 14-136
SHEET 2 OF 2
DATE 12/15/14
BNDY.SHT

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